

|| Shri.Sai Gajanan Prassann ||

Sandesh R. Thigale.
(B.A.LLB)
ADVOCATE

Off./Res:-Opp Jaydeep Park,
Om Sai Park,
Sant Tukaram Nagar,
Alandi Road, Bhosari, Pune:-39.
Mob No:- 9922818521

Date:-30/12/2025

FORMAT A
(Circular No:-28/2021)

To,
Hon'ble Maha RERA Authority.

LEGAL TITLE REPORT

Sub-Title Clearance Certificate with respect to All that piece and parcel of the property bearing Gat No. 49 area admeasuring 03 H 11 Aar+00 H 00 Aar Potkharaba totally admeasuring area 03 H11 Aar Situated at Village Moshi, Taluka-Haveli, Dist-Pune within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and is bounded as per Government Record.& development agreements.

I have investigated the title of the said plot on the request of MR.RAHUL HIRAMAN BANKAR, MR.VIJAY HIRAMAN BANKAR, MR.VINAYAK MAHADEV RASKAR, MR.VISHWANATH MAHADEV RASKAR, MR.NAVNATH NARAYAN BORATE, MR.JALINDER NARAYAN BORATE, MR.RAJU NARAYAN BORATE through & Others through Power of Attorney Holder M/s Mrunali Realty LLP, A limited liability pargnership firm, having its office at B-4. Kakade Township, Keshav Nagar, Chinchwad Rune-411033, through its designated Partner Mr. Lalit Sohanraj jain & others

1. DISCRIPTION OF THE PROPERTY:-

All that piece and parcel of the property bearing Gat No. 49 area admeasuring 03 H 11 Aar+00 H 00 Aar Potkharaba totally admeasuring area 03 H11 Aar Situated at Village Moshi, Taluka-Haveli, Dist-Pune within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune (Hereinafter referred to as "Said Property").

2. THE DOCUMETS OF ALLOTMENT OF PLOT:-

Sr.No	Description of Document
1.	Copy of the 7/12 extract Copies of the mutation entries
2.	Copies of Order of Tenancy appel 7/2002 of Sub-Divisional Officer, Pune Sub-Division Pune.
3.	Copy of the Development Agreement.
4.	Copy of the Power of attorneys.
5.	IGR Website Search Report 2002 to till today.



4. Search Report for 30 years 1995 to till 2025

(Signature)

5. On perusal of the above mentioned documents and all other relevant documents which is provided by MR.RAHUL HIRAMAN BANKAR, MR.VIJAY HIRAMAN BANKAR, MR.VINAYAK MAHADEV RASKAR, MR.VISHWANATH MAHADEV RASKAR, MR.NAVNATH NARAYAN BORATE, MR.JALINDER NARAYAN BORATE, MR.RAJU NARAYAN BORATE through Power of Attorney Holder M/s Mrunali Realty LLP, A limited liability pargnership firm, having its office at B-4. Kakade Township, Keshav Nagar, Chinchwad Rune-411033, through its designated Partner Mr. Lalit Sohanraj jain & others relating to title of the said property. I am of the opinion that the title of M/s Mrunali Realty LLP, A limited liability pargnership firm, having its office at B-4. Kakade Township, Keshav Nagar, Chinchwad Rune-411033, through its designated Partner Mr. Lalit Sohanraj jain & others are clear marketable and without any encumbrances subject to existing provision of law.

Owners of the land:-

Gat No:-49 village moshi, tal:-haveli, dit:-pune

NAME OF OWNERS:-MR.RAHUL HIRAMAN BANKAR, MR.VIJAY HIRAMAN BANKAR, MR.VINAYAK MAHADEV RASKAR, MR.VISHWANATH MAHADEV RASKAR, MR.NAVNATH NARAYAN BORATE, MR.JALINDER NARAYAN BORATE, MR.RAJU NARAYAN BORATE through Power of Attorney Holder M/s Mrunali Realty LLP, A limited liability pargnership firm, having its office at B-4. Kakade Township, Keshav Nagar, Chinchwad Rune-411033, through its designated Partner Mr. Lalit Sohanraj jain & others.

The Report reflecting the flow of the title of MR.RAHUL HIRAMAN BANKAR, MR.VIJAY HIRAMAN BANKAR, MR.VINAYAK MAHADEV RASKAR, MR.VISHWANATH MAHADEV RASKAR, MR.NAVNATH NARAYAN BORATE, MR.JALINDER NARAYAN BORATE, MR.RAJU NARAYAN BORATE through Power of Attorney Holder M/s Mrunali Realty LLP, A limited liability pargnership firm, having its office at B-4. Kakade Township, Keshav Nagar, Chinchwad Rune-411033, through its designated Partner Mr. Lalit Sohanraj jain & others said land is enclosed herewith as annexure.

Disfe



II Shri.Sai Gajanan Prassann II

Sandesh R. Thigale.
(B.A.LLB)
ADVOCATE

Off./Res:-Opp Jaydeep Park,
Om Sai Park,
Sant Tukaram Nagar,
Alandi Road, Bhosari, Pune:-39.
Mob No:- 9922818521

ANNEXURE
SEARCH & TITLE REPORT

AND WHEREAS that the Survey No. 49 Old Gat No. 50 of Village Moshi was originally belonged to Mr. Ambadas Vitthal Joshi.

AND WHEREAS Mr. Ambadas Vitthal Joshi died on 07/10/1973 after his death his legal heirs namely 1. Mr. Dattatray Ambadas Joshi. 2. Mrs. Shantabai Digambar Kulkarni & Mrs. Sulbha Vidyadhar Kulkarni entered name on 7/12 hut Mrs. Shantabai Digambar Kulkarni & Mrs. Sulbha Vidyadhar Kulkarni release their rights willfully in favour of Mr. Dattatray Ambadas Joshi accordingly Mr. Dattatray Ambadas Joshi entered name on 7/12 extract vide mutation entry No 161

AND WHEREAS 1. Mr. Dattatray Ambadas Joshi, 2. Shal Joshi, 3. Chandrashekhar Dattatray Joshi. 4. Ankush Dattatray Joshi sold land area 2 Akar 27 Gunthe (67 R) to 1. Mr. Mahadev Krushneskar, 2. Mr. Vinayak shi sold land area Mahadev Raskar, 3. Mr. Vishwanath Mahadev Raskar by way of Registered Sale Deed Dated 24/02/1988 but their name was not entered on 7/12 extract due to not produced evidence of agriculturist before Hon, Talathi that's accordingly mutation entry no. 1549 their name entered on 7/12 others rights column.

AND WHEREAS 1. Mr. Dattatray Ambadas Joshi, 2. Shakuntala Dattatray Joshi, 3. Chandrashekhar Dattatray Joshi, 4. Ankush Dattatray Joshi, sold land area 2 Akar 000 Gunthe (80 R) to 1. Mr. Prakash Chintaman Parkhe, 2. Mr. Shankar Chintaman Parkhe, 3. Mr. Mahadev Krushnaji Raskar by way of Registered Sale Deed Dated 24/02/1988 but their name was not entered on 7/12 extract due to not produced evidence of agriculturist before Hon Talathi that's accordingly mutation entry no. 1550 their name entered on 7/12 others rights column.

AND WHEREAS 1. Mr. Dattatray Ambadas Joshi, 2. Shakuntala Dattatray Joshi, 3. Chandrashekhar Dattatray Joshi, 4. Ankush Dattatray Joshi sold land area 2 Akar 00 Gunthe, (80 R) to Mr. Mahadev Krushnaji Joshi, 2. Mr. Dattu Ganpat Borate, 3. Mr. Shankar Ganpat Borate, 4. Mr. Arjun Ganpat Borate, 5. Mr. Sitaram Ganpat Borate by way of Registered Sale Deed Dated 24/02/1988 but their name was not entered on 7/12 extract due to not produced evidence of agriculturist before Hon Talathi that's accordingly mutation entry no. 1550 their name entered on 7/12 others rights column.



(Signature)

|| Shri.Sai Gajanan Prassann ||

Sandesh R. Thigale,
(B.A.LLB)
ADVOCATE

Off./Res:-Opp Jaydeep Park,
Om Sai Park,
Sant Tukaram Nagar,
Alandi Road, Bhosari, Pune:-39.
Mob No:- 9922818521

AND WHEREAS 1. Mr. Dattatray Ambadas Joshi, 2. Shakuntala Dattatray Joshi, 3. Chandrashekhar Dattatray Joshi, 4. Ankush Dattatray Joshi, sold land area 1 Aker 00 Gunthe (40 R) to 1. Mr. Ramdas Marutrao Borate, 2. Mr. Champabai Popatrao Bhujbal, 3. Mr. Manohar Tukaram Darawade, 4. Mr. Vasantrao Baburao Gaikwad, 5. Mr. Hanumant Namdev Shevkar, 6. Kamal Hanumant Shevkar by way of Registered Saie Deed Dated 24/02/1988 but theirs name was not entered on 7/12 extract due to not produced evidence of agriculturist before Hon Talathi that's accordingly mutation entry no. 1550 theirs name entered on 7/12 others rights coloum.

AND WHEREAS 1. Mr. Dattatray Ambadas Joshi, 2. Shakuntala Dattatray Joshi, 3. Chandrashekhar Dattatray Joshi, 4. Ankush Dattatray Joshi sold land area 1 Aker 00 Gunthe (40 R) to 1. Mr. Haribhau Namdev Shevkar, 2. Mr. Haribhau Rambhau Borate by way of Registered Sale Deed Dated 24/02/1988 but theirs name was not entered on 7/12 extract due to not produced evidence of agriculturist before Hob Talathi that's accordingly mutation entry no. 1550 theirs name entered on 7/12 others rights coloum.

AND WHEREAS Village Moshi, Haveli, Pune Gat No. 49 Old Gat. No. 50 3 H 11 R having assessmert 6 Rs. 81 Paise Kul Mr. Ramesh Baban Gaikwad & others deposited all amount as per 32 C Certificate registered Vide Document No. 10203/2001 Dated 28/12/2001 in the office of Sub-Registrar Haveli No. 8 Pune. Accordingly original copy of 32M & as per order of Appar Tahasildar Haveli, Pure Mr. Ramesh Baban Gaikwad & others entered name on 7/12 extract vice mutation entry no. 4852.

AND WHEREAS accordingly from the ya 1970 the name of Armadas Withal Joshi was recorded in the records of rights of 7/12 extract of Gat No. 50 and name of Vinayak Shankar Joshi and oth were recorded in the record of 7/12 extract of Gar No. 51 By mutation entry 1

AND WHEREAS as this search report is related to New Gat No:-50/1 only.

AND WHEREAS mutation entry No. 38 shows that, Shankar Ganesh Joshi, Mr. Vishwanath Ganesh Joshi, Heramb Krushnaji Joshi, Vinayak Shankar Joshi, Narhar Rangnath Joshi, Bhalchandra Gopal Joshi, Narayan Keshav Joshi and Rukminibal Krushnaji Joshi Sold 4 Anna 10.5 paise share from the said property tu Nana Piraji Gaikwad and Narayan Rambhau Borate by a Registered sale deed on 1.3.1967. As per the said sale deed the names of Nana Piraji Gaikwad and Narayan Rambhau Borate were recorded in the 7/12 extract of the said property

Thigale



II Shri.Sai Gajanan Prassann II

Sandesh R. Thigale.
(B.A.LLB)
ADVOCATE

Off./Res:-Opp Jaydeep Park,
Om Sai Park,
Sant Tukaram Nagar,
Alandi Road, Bhosari, Pune:-39.
Mob No:- 9922818521

Thus Nana Piraj Gaikwad and Narayan Rambhau Borate became owners of the said property to the extent of 4 Anna 10.5 pal. The said transaction took place relating to the Survey No. 4.

AND WHEREAS mutation entry No. 77 shows that Nana Piraji Gaikwad expired on 27.4.1971 leaving behind him following legal heirs namely:

- 1 Baban Nana Gaikwad Son, 2 Kisan Nana Gaikwad Son, 3. Raghunath Nana Gaikwad Son, 4. Mahadu Nana Gaikwad Son, 5. Sahadu Nana Gaikwad Son,
6. Housabai Rachandra Memane Daughter, 7. Chandrabai alias Taibai Sahadu Mankar, 8. Shewantabai Nana Gaikwad Widow wife.

AND WHEREAS after the demise of Nana Piraji Gaikwad his name was deleted and names of his sons i.e. 1.Baban Nana Gaikwad 2.Kisan Nana Gaikwad 3. Raghunath Nana Gaikwad 4. Mahadu Nana Gaikwad 5.Sahadu Nana Gaikwad were recorded in the records of rights column of 7/12 extract of the said property and other property as owners and his daughters and wife had filed their statement stating therein that they have relinquished their rights in respect of the said property and other properties in favour of 1.Baban Nana Gaikwad 2.Kisan Nana Gaikwad 3. Raghunath Nana Gaikwad 4. Mahadu Nana Gaikwad 5.Sahadu Nana Gaikwad and their names were not recorded in the 7/12 extract of the said property and other property.

AND WHEREAS mutation entry No. 1105 shows that, as per the order of Tahsildar, Haveli, by its order No. TAHAO/3191/83 dated 9.12.1983, Shankar Ganesh Joshi, Vishwanath Ganesh Joshi, Hereamb Krushnaji Joshi, Vinayak Shankar Joshi, Narhar Rangnath Joshi, Bhalchandra Gopal Joshi, Narayan Keshav Joshi and Rukminibai Krushnaji Joshi sold the property bearing old Survey No. 4 out of its area admeasuring 4 Anna 10.5 pai to Nana Piraji Gaikwad, and Narayan Rambhau Borate by registered sale deed on dated 1.3.1967. As the consolidation scheme was implemented in the Village Moshi in the year 1968-69, Survey No.4 is converted into New Gat No. 50 and 51. So the names of Nana Piraji Gaikwad and Narayan Rambhau Borate was recorded in the record of 7/12 extract of Gat No. 51 for 4 Anna 10.5 pai share, as Nana Piraji Gaikwad expired on 27.4.1991, therefore the names of his heirs Baban Nana Gaikwad and others 5 was recorded as the owners in the record of 7/12 extract of the said property, accordingly names of Legal heirs of Nana Piraji Gaikwad Le. Baban Nana Gaikwad and others 5 and Narayan Rambhau Borate were recorded in the record of 7/12 extract of Gat No. 51. Thus Baban Nana Gaikwad and others 5 and Narayan Rambhau Borate became the owners of Gat No. 51 to the extent of area admeasuring 4 Anna 10.5-Pai.



[Handwritten signature]

II Shri.Sai Gajanan Prassann II

Sandesh R. Thigale.
(B.A.LLB)
ADVOCATE

Off./Res:-Opp Jaydeep Park,
Om Sai Park,
Sant Tukaram Nagar,
Alandi Road, Bhosari, Pune:-39.
Mob No:- 9922818521

AND WHEREAS that in the life time of Narayan Ramydiau Borate and Bahan Nana Gaikwad had sold small plots from Gat No. 51 Village Moshi, Taluka Haveli, Dist. Pune to various purchases by various sale deeds. Accordingly names of various purchasers were recorded in the record of 7/12 extract of said property by various mutation entries.

AND WHEREAS mutation entry No. 1339 shows that, Narayan Rambhau Borate (for himself and natural guardian father of Navnath Narayan Borate) Kusum Narayan Borate, Jalindar Narayan Borate with the consent of Haribhau Rambhau Borate and Baban Nana Gaikwad had sold area admeasuring area 00 H. 80 Aar from the property bearing Gat No. 51 to Hiranam Tamaji Bankar by registered sale deed on dated 21.5.1985. As per the said sale deed the name of Hiranam Tayaji Bankar was recorded in the record of 7/12 extract of the said property. This Hirman Tayaji Bankar became owner of the said property.

AND WHEREAS mutation entry No. 1607 shows that, Hirman Tamaji Bankar expired on 13.4.1988, leaving behind him his following legal heirs namely

1. Rahul Hiramari Bankar Son, 2. Vijay Hiranam Bankar San, 3 Vrushali Hiranam Bankar, 4. Archana Hiranam Bankar, 5. Aruna Hiranam Bankar,-Daughter,

After the demise Hirman Tamaji Bankar his name was deleted and name of his widow wife Aruna Hirman Bankar for herself and as a natural guardian other of Rahul Hiranam Bankar, Vrushali Hirman Bankar, Vijay Hirman Bankar and Archana Hiranam Bankar was recorded in the 7/12 extract of the said property to the extent of area admeasuring 00 H. 80 Aar as the owners.

AND WHEREAS that mutation entry No. 1644 is relating to the loan obtained by Narayan Rambhau Borate from Syndicate Bank, Chikhali, on 21.7.1988. Accordingly name of Syndicate Bank, Chikhali was recorded in the other rights column of 7/12 extract of old Gat No. 51.

AND WHEREAS mutation entry No. 1891 shows that, Narayan Rambhau Borate preferred an application before Revenue authority stating that therein that his brother Haribhau Rambhau Borate was having equal share in the said property with Narayan Rambhau Borate, so name of Haribhau Rambhau Borate be recorded in the 7/12 extract of said property along with the name of Narayan Rambhau Borate. Accordingly name of Haribhau Rambhau Borate was recorded with the name of Narayan Rambhau Borate in the possession column of 7/12 extract of the said property.





II Shri.Sai Gajanan Prassann II

Sandesh R. Thigale.
(B.A.LLB)
ADVOCATE

Off./Res:-Opp Jaydeep Park,
Om Sai Park,
Sant Tukaram Nagar,
Alandi Road, Bhosari, Pune:-39.
Mob No:- 9922818521

AND WHEREAS that by a notification published in the year 1983 the Village Moshi was sub divided into seperate independent village by name Borhadewadi and accordingly the said Gat No. 51 was coverted into Gat No. 50 of Village Moshi. Accordingly name of Hiranman Tamaji Bankar was recorded in the record of 7/12 extract of Gat No. 50 of Village Moshi to the extent of area admeasuring 00 H. 80 Aar.

AND WHEREAS mutation entry No. 1966 shows that Baban Nana Gaikwad, Pandurang Kisan Gaikwad, Raghunath Nana Gaikwad, sahadu Nana Gaikwad and Mahadu Nana Gaikwad had sold 00 H. 40 Aar land out of the property bearing Gat No. 50 to Madankumar Sadashiv Sakhalkar, Minaxmi P. Yadav, Kirankumar Sadashiv Sakhalkar and Kailaskumar Sadashiv Sakhalkar by registered sale deed on dated 21.12.1989. By said sale deed Gat No. 50 was sub-divided as follow by opening new 7/12 extract as under Gat No. 50/1,

dmeasuring 11 H. 21 Aar was recorded on the names of Joshi Family, various purchases and on the natos of Baban Nana Gaikwad and others 5 and Narayan Rambhau Borate and Haribhau Rambhau Borate. Gat No. 50/2, area admeasuring 00 H. 40 Aar was recorded on the names of Madankumar Sadashiv Sakhalkar, Minaxmi P. Yadav, Kirankumar sadashiv Sakhalkar and Kailaskumar Sadashiv Sakhalkar by opening of new 7/12 extract.

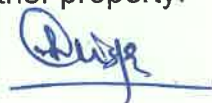
AND WHEREAS as the search report is related to Gat No. 50/1 so history relating to Gat No.50/2 is not discussed in detail.

AND WHEREAS mutation entry No. 2009 is relating to loan of Rs. 1,48,000/- obtained by Haribhau Ramji Borate from Bank of India, Chakan Branch. was recorded in the record of other rights column of 7/12 extract of said property.

AND WHEREAS mutation entry No. 2426 shows that Baban Nana Gaikwad expired on 26.6.1992 leaving behind him following legal heirs namely:

1. Ramesh Babanrao Gaikwad -Son, 2 Nivrutti Babanrao Gaikwad -Son,
3. Hausabai Babanrao Gaikwad, 4. Tarabai Mahadu Dhawade, 5. Sandesh R. Thigale,
- Subhadrabai Kashinath Mankar, 6. Gulab Vitthal Memane, 7. Bebi Vitthal Kamthe -Widow wife

AND WHEREAS after the demise Baban Nana Gaikwad his name was deleted and names of Mr. Ramesh Babanrao Gaikwad, Nivrutti Babanrao Gaikwad and Hausabai Babanrao Gaikwad were recorded in the records of posessor column of 7/12 extract of the said property and other property as owners and his daughters have relinquished their rights in respect of the said property and other property in favour of Mr. Ramesh Babanrao Gaikwad, Nivrutti Babanrao Gaikwad by registered release deed, so names of daughters were not recorded in the record of 7/12 extract of the said property and other property.





|| Shri.Sai Gajanan Prassann ||

Sandesh R. Thigale.
(B.A.LLB)
ADVOCATE

Off./Res:-Opp Jaydeep Park,
Om Sai Park,
Sant Tukaram Nagar,
Alandi Road, Bhosari, Pune:-39.
Mob No:- 9922818521

AND WHEREAS that Mutation entry No. 2449 is relating to loan obtained by Narayan Rambhau Borate from Syndicate Bank, Chikhali. Accordingly name of said Syndicate Bank, Chikhali, was recorded in the other rights column of 7/12 extract of Gat No. 50/1.

AND WHEREAS mutation entry No. 2544 shows that Narayan Rambhau alias Ramji Borate had sold area admeasuring 00 H. 04 Aar land out of the property bearing Gat No. 50/1 to Sadashiv Shankarrao Dhawade by registered sale deed on 16.10.1991. Accordingly as per the said sale deed name of Mr. Sadashiv Shankarrao Dhawade was recorded in the record of 7/12 extract of the said property.

AND WHEREAS thus sadashiv Shankarrao Dhawade became owner of Gat No. 50/1 to the extent of area admeasuring 00 H. 04 Aar.

AND WHEREAS mutation entry No. 2745 shows that Narayan Rambhau Borate had paid entire loan amount of Syndicate Bank. Accordingly name of Syndicate Bank was deleted from the other rights column of 7/12 extract of Gat No. 50/1.

AND WHEREAS mutation entry No. 2978 shows that Haribhau Rambhau Borate and Vijay Haribhau Borate had paid entire loan amount of Bank of India. Accordingly name of Bank of India was deleted from the other rights column of 7/12 extract of Gat No. 50/1.

VOCATE WHEREAS the said sale deed was duly registered in the office of the Subrigar Haveli No. 17, noted at serial No. 4051/2008 dated 19.4.2008. Accortison as per the sale deed the name of Mr. Navnath Narayan Borate was Punlerden the record of 7/12 extract of said property.

AND WHEREAS thus Navnath Narayan Borate became owner of Gat No. 50/1, to the extent of area admeasuring 00 H. 6 Aar.

AND WHEREAS mutation entry No. 7717 shows that Sadashiv Shankar Dhawade expired on 29.10.2010 leaving behind him following legal heirs namely 1 Ashok Sadashiv Dhawade -Son, 2. Kishor Sadashiv Dhawade -Son,
3. Kajendra alias Rajan Sadashiv Dhawade-Son , 4. Kusum sadashiv Dhawade
(widow of deceased)

AND WHEREAS after the demise of Sadashiv Shankar Dhawade his name was deleted and names of his above mentioned legal heirs were recorded in the record of 7/12 extract to the extent of area admeasuring 00 H. 04 Aar of the said property as owners.





II Shri.Sai Gajanan Prassann II

Sandesh R. Thigale.
(B.A.LLB)
ADVOCATE

Off./Res:-Opp Jaydeep Park,
Om Sai Park,
Sant Tukaram Nagar,
Alandi Road, Bhosari, Pune:-39.
Mob No:- 9922818521

AND WHEREAS mutation entry No. 8900 shows that Narayan Rambhau Borate had sold area admeasuring 00 H. 10 Aar land out of the property bearing Gat No. 50/1 to Raju Narayan Borate and Jalindar Narayan Borate by registered sale deed. The said sale deed was registered in the office of the Sub Registrar Haveli No. 18, noted at serial No. 10385/2012 on 22.11.2012. Accordingly as per the said sale deed the name of Raju Narayan Borate and Jalindar Narayan Borate were recorded in record of 7/12 extract of said property. Thus Raju Narayan Borate and Jalindar Narayan Borate became owners of Gat No. 50/1 to the extent of area admeasuring 00 H. 10 Aar.

AND WHEREAS mutation entry No. 9078 shows that Ashok Sadashiv Dhawade sold the property bearing Gat No. 50/1 admeasuring area 00 H. 4 Aar to Aditya Nathu Shinde by way of sale deed which was duly registered in the office of the Sub Registrar Haveli N. 18, vide document serial No. 781/2012 dated 19.1.2012 accordingly the name of Aditya Nathu Shinde was recorded in the record of 7/12 extract.

AND WHEREAS that Vrushali Hirman Bankar and Archana Hiran Bankar have released their right, title and interest from property bearing Gat No. 50/1, admeasuring area 00 11. 00 Aar in favour of Rahul Hirman Bankar and Vijay Hirman Bankar by a registered release deed. The Release deed was duly registered in the office of the Sub Registrar Haveli N.2 at serial No. 1454/2011 on 10.02.2011. As per the said release deed names of Vrushali Hirman Bankar and Archan Hiran Bankar is yet to be deleted from records of 7/12 extract of the said property.

AND WHEREAS that Rahul Hirman Bankar, Vijay Hirman Bankar and Aruna Hirman Bankar have granted Development rights by executing agreement for sale /development and Power of attorney in favour of Mrunali Reality LLP in respect of Gat No. 50/1, area admeasuring 00 H. 80 Aar. The said development agreement and power of attorney were duly registered in the office of the Sub-Registrar Haveli No. 17, Vide document serial No. 7968/2013 and 943/2013 on 23.09.2013. Thus Mrunali Reality LLP have got exclusive right to develop the said property with power to dispose off as mentioned in the agreement for sale /development.

AND WHEREAS, said MR.RAHUL HIRAMAN BANKAR, MR.VIJAY HIRAMAN BANKAR, MR.VINAYAK MAHADEV RASKAR, MR.VISHWANATH MAHADEV RASKAR, MR.NAVNATH NARAYAN BORATE, MR.JALINDER NARAYAN BORATE, MR.RAJU NARAYAN BORATE through power of attorney holder M/s. Mrunali Reality LLP obtained Commencement Certificate from "Pimpri Chinchwad Municipal Corporation, Pimpri Megph ins order passed by City Engineer. "Pimpri Chinchwad Municipal Corporation Certificate Bearing No. BP/Moshi/83/2014, Dated 31/12/2014. Pimpri by order bearing No. BP/Layout/Moshi/83/2014, Dated-31/12/2014.



(Signature)

|| Shri.Sai Gajanan Prassann ||

Sandesh R. Thigale.
(B.A.LLB)
ADVOCATE

Off./Res:-Opp Jaydeep Park,
Om Sai Park,
Sant Tukaram Nagar,
Alandi Road, Bhosari, Pune:-39.
Mob No:- 9922818521

AND WHEREAS, an application was presented by MR.RAHUL HIRAMAN BANKAR, MR.VIJAY HIRAMAN BANKAR, MR.VINAYAK MAHADEV RASKAR, MR.VISHWANATH MAHADEV RASKAR, MR.NAVNATH NARAYAN BORATE, MR.JALINDER NARAYAN BORATE, MR.RAJU NARAYAN BORATE through Power of Attorney Holder M/s Mrunali Realty LLP, A limited liability pargnership firm, having its office at B-4. Kakade Township, Keshav Nagar, Chinchwad Rune-411033, through its designated Partner Mr. Lalit Sohanraj jain & others before Hon'ble Collector, Revenue Branch, Pune for the N.A. Order. Said N. A. Permission has been granted/passed by Hon'ble Collector, Revenue Branch, Pune" on 21/10/2015, through its order bearing order No. PMH/NA/SR/1134/2015.

AND WHEREAS after that above mentioned Commencement Certificate has been revised by "Pimpri Chinchwad Municipal Corporation, Pimpri" through its Certificate Bearing No. BP/Moshi/43/2018, Dated-24/08/2018.

AND WHEREAS after that said Commencement Certificate revised by Pimpri Chinchwad Municipal Corporation, Pimpri through its Certificate Bearing No. BP/Moshi/62/2018, Dated-11/12/2018.

AND WHEREAS MR.RAHUL HIRAMAN BANKAR, MR.VIJAY HIRAMAN BANKAR, MR.VINAYAK MAHADEV RASKAR, MR.VISHWANATH MAHADEV RASKAR, MR.NAVNATH NARAYAN BORATE, MR.JALINDER NARAYAN BORATE, MR.RAJU NARAYAN BORATE through Power of Attorney Holder M/s Mrunali Realty LLP, A limited liability pargnership firm, having its office at B-4. Kakade Township, Keshav Nagar, Chinchwad Rune-411033, through its designated Partner Mr. Lalit Sohanraj jain & others & landowners made, executed & registered Allotment Deed/Supplement Agreement Dated:- 2/3/2017 Vide Document Serial No-1130/2017 in the office of Sub-Registrar Haveli No:-17. Pune & Dated: 02/03/2017 Vide Document Serial No:-1129/2017 in the office of Sub-Registrar Haveli No:-17, Pune & Dated:-28/12/2017 Vide Document Serial No:-11641/2017 in the office of Sub-Registrar Haveli No:-14, Pune.

AND WHEREAS DEED OF DECLARATION registered in the office of Sub-Registrar Haveli No:-17, Pune at Sr.No:-214/2019, registered on- 04/01/2019.

AND WHEREAS MR.RAHUL HIRAMAN BANKAR, MR.VIJAY HIRAMAN BANKAR, MR.VINAYAK MAHADEV RASKAR, MR.VISHWANATH MAHADEV RASKAR, MR.NAVNATH NARAYAN BORATE, MR.JALINDER NARAYAN BORATE, MR.RAJU NARAYAN BORATE through Power of Attorney Holder M/s Mrunali Realty LLP, A limited liability pargnership firm, having its office at B-4. Kakade Township, Keshav Nagar, Chinchwad Rune-411033, through its designated Partner Mr. Lalit Sohanraj jain & others Mortgage Flats of theirs share to Reliance Home Finance Ltd by way of Registered Mortgaged Deed Dated:-12/12/2017 Vide Document Serial No:- 10957/2017 in the office of Sub-Registrar Haveli No:-14, Pune.





AND WHEREAS MR.RAHUL HIRAMAN BANKAR, MR.VIJAY HIRAMAN BANKAR, MR.VINAYAK MAHADEV RASKAR, MR.VISHWANATH MAHADEV RASKAR, MR.NAVNATH NARAYAN BORATE, MR.JALINDER NARAYAN BORATE, MR.RAJU NARAYAN BORATE through Power of Attorney Holder M/s Mrunali Realty LLP, A limited liability pargnership firm, having its office at B-4. Kakade Township, Keshav Nagar, Chinchwad Rune-411033, through its designated Partner Mr. Lalit Sohanraj jain & others are absolute Ownership, Development rights & interest of the said Properties. They have possess Clean, Clear & Markerable title.

AND WHEREAS on the Basis of Search, List of Documents Provided to me and information given to me by the applicant and finding based on the scrutiny of documents giving for my perusal and having regard to legal considerations which I deems relevant I came to opinion that MR.RAHUL HIRAMAN BANKAR, MR.VIJAY HIRAMAN BANKAR, MR.VINAYAK MAHADEV RASKAR, MR.VISHWANATH MAHADEV RASKAR, MR.NAVNATH NARAYAN BORATE, MR.JALINDER NARAYAN BORATE, MR.RAJU NARAYAN BORATE through Power of Attorney Holder M/s Mrunali Realty LLP, A limited liability pargnership firm, having its office at B-4. Kakade Township, Keshav Nagar, Chinchwad Rune-411033, through its designated Partner Mr. Lalit Sohanraj jain & others are got ownership & development rights, interest and the said property is having Clean, Clear Marketable title.

Place-Pune

Date:-30/12/2025



Advocate



Sandesh R. Thigale
BA (LL.B) Advocate
Sr. No. 216, Om Sai Park, Opp. Jaideep Park
Society, Alandi Road, Bhosari, Pune-411 039.
Mob:- 9922818521

FORMAT-A
(Circular No:-28/2021)

I hereby stated that FLOW OF THE TITLE OF All that piece and parcel of the property bearing Gat No. 49 area admeasuring 03 H 11 Aar+00 H 00 Aar Potkharaba totally admeasuring area 03 H11 Aar Situated at Village Moshi, Taluka-Haveli, Dist-Pune within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, District Pune as below,

1. 7/12 extract of Village Moshi, Tal:-Haveli, Dist:-Pune Gat No:-49 related above mentioned property is attached herewith.
2. 7/12 extract & mutation entries
3. Search Report for 30 years taken by Adv.Sandesh R.Thigale from sub-Registrar Office at Haveli no-1, pune is attached herewith
4. any other relevant title:-NIL
5. litigations if any:-NIL

Date:-30/12/2025.


ADVOCATE



Sandesh R. Thigale
BA (LL.B) Advocate
Sr. No. 216, Om Sai Park, Opp. Jaideep Park
Society, Alandi Road, Bhosari, Pune-411 039.
Mob:- 9922818521